

COMMON COUNCIL
COUNCIL CHAMBERS
SEPTEMBER 2, 2014

Mayor Kristen Brown called a regular meeting of the City Common Council to order at approximately 6:00 P.M. in the City Council Chambers.

I. Meeting Called to Order

- A. Opening Prayer was given by Pastor Patrick Galligar with St. Peter's Lutheran Church.
- B. Pledge of Allegiance was led by Mayor Brown.
- C. Roll Call was taken. Dascal Bunch, Ryan Brand, Frank Jerome, Frank Miller, Tim Shuffett, and James Lienhoop were present. Kenneth Whipker was absent.
- D. Councilor Jerome made a motion to approve the minutes from the City Council meeting on August 19, 2014 as presented. Councilor Shuffett seconded the motion. Motion passed by a vote of six (6) in favor and zero (0) opposed.

II. Unfinished Business Requiring Council Action

None.

III. New Business Requiring Council Action

- A. First Reading of an Ordinance entitled "ORDINANCE NO. _____, 2014, AN ORDINANCE REVISING THE SCHEDULE OF NON-RECURRING RATES AND CHARGES FOR WATER AND SEWER SERVICES OF COLUMBUS CITY UTILITIES." Keith Reeves, Director of Columbus City Utilities and Dale Langferman, Manager of Business and Finance, presented this ordinance. Keith explained that after this item was discussed at the previous Council meeting he presented the Council's suggestions to the Columbus City Utilities Service Board and the Board indicated they would still prefer to set fees that reflect the actual cost involved with the service. He further explained the fees in the proposed ordinance have been revised to better reflect the recommendations of the Council. There were no comments from the public. Councilor Shuffett made a motion to pass the first reading and place in proper channels. Councilor Jerome seconded the motion. Motion passed unanimously.
- B. First Reading of an Ordinance entitled "ORDINANCE NO. _____, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "I-3" (INDUSTRIAL: HEAVY) TO "RM" (RESIDENTIAL: MULTI-FAMILY)." (Gentry Park Rezoning) Jeff Bergman, Planning Director, presented this ordinance with a powerpoint presentation. Jeff explained the request is to rezone a portion of the former Golden Foundry site from heavy industrial to multi-family residential. He discussed the rezoning decision criteria for the property. Jeff stated Mizac, LLC is proposing an assisted living facility for this site. The multi-family zoning ordinance would allow up to 25 units per acre, which is about 290 units at this location. The Columbus Plan Commission forwarded this item to the Council with a

favorable recommendation, a vote of nine (9) in favor and zero (0) opposed. Rob Toll, who represents the applicant, a development company, stated they are of the opinion that there is a demand for additional senior housing in Columbus. Councilor Miller discussed buffering requirements if the zoning were approved. Councilor Jerome asked about the next steps of consolidating the lots. Jeff explained the process of consolidation. Mayor stated she is excited about the project. Brief discussion followed. There were no comments from the public. Councilor Jerome made a motion to pass the first reading and place in proper channels. Councilor Bunch seconded the motion. Motion passed unanimously.

- C. Public Hearing and First Reading of an Ordinance entitled "ORDINANCE NO.____, 2014, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2014." Matt Caldwell, Director of Finance and Operations, Mark Jones, Director of Parks and Recreation, and Jamie Brinegar, Director of Business Services presented this ordinance for an additional appropriation. Mark referred to a list of eight (8) capital items being requested for the Parks and Recreation Department. Jamie stated there is a current cash reserve and explained the need for an additional appropriation of \$400,000 for necessary capital projects. Mark briefly discussed all items on the project list. Discussion followed. There were no comments from the public. Councilor Lienhoop made a motion to pass the first reading and place in proper channels. Councilor Brand seconded the motion. Motion passed unanimously.
- D. Reading of a Resolution entitled "RESOLUTION NO. 16, 2014, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS ACCEPTING THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION'S ACTION TO MAKE DEBT OBLIGATION PAYMENTS ON THE 2008 REDEVELOPMENT BONDS." Jeff Logston, City Attorney and Executive Director of Administration, explained the Redevelopment Commission took action to approve payment of the 2015 Redevelopment Bonds that were issued in 2008. He stated the Redevelopment Commission's actions would authorize the payment of the 2015 debt obligation from current Tax Increment Financing (TIF) funds. The Redevelopment Commission would need to take action on this on an annual basis, but the Council would only need to approve this resolution as it covers 2015 and all future years. Jeff stated this would remove the levy from the 2015 tax roll which is approximately \$84,000-\$85,000. Brief discussion followed. Councilor Jerome asked if the bond could be prepaid. Jeff stated the Redevelopment Commission is looking into that option. There were no comments from the public. Councilor Jerome made a motion to pass the resolution. Councilor Shuffett seconded the motion. Motion passed unanimously.
- E. First Reading of an Ordinance entitled "ORDINANCE NO.____, 2014, AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2015." Matt Caldwell presented this salary ordinance, listing proposed changes to the 2015 budget. Changes include: increase all full-time and part-time employee salary ranges by 3% to accommodate a potential merit increase of 0% to 3% (seasonal employees would not receive an increase); Fire Department - 2% increase for all positions plus a pay between the ranks implemented in one year; Police Department - 2% increase for all police positions, final year of a pay between the ranks implemented in 2012, plus the addition of three (3) new officer positions (\$126,000 budget impact for new officers) and a part-time meter reader (budget impact \$24,724); City Garage/Sanitation adding one (1) full-time driver (for recycling,

\$60,000 budget impact); Transit adding one (1) full-time driver (\$61,093 budget impact); Redevelopment – adding an assistant director (maximum budget impact \$91,167.00); Community Development – adding a full-time revitalization program director (maximum budget impact \$91,168.00); removal of Technology Advisory Committee (TAC) Department and moving one (1) TAC Director to Information Services which would be no change to the budget. Councilor Jerome asked the difference between COLA and merit. Matt explained COLA is a cost of living adjustment given to all employees and merit is performance based. Mayor interjected she is trying to move all civilian employees to performance based increases. Much discussion followed regarding the merit system. Councilor Lienhoop questioned if the salary ordinance presented to Council members reflected a 2½% COLA as requested. Jeff Logston stated the salary ordinance reflects a 3% increase in the top end range to allow for the merit raises of 0% for below average, 1% average, 2% above average, and 3% exceptional. Councilor Lienhoop stated cost of living adjustments are given to maintain an employee's buying power and to keep the same level as the prior year and merit adjustments come with a promotion or profit sharing bonus. He feels it's unfair to employees to hold them back to do their job and not keeping current with inflation. Mayor explained the merit system would not reward poor performers. Councilor Lienhoop stated the cost of living index is 2.1%, which is why he suggested a 2.5% COLA for all employees including Police and Fire. Mayor stated the midwest index is only 1.7%. She further explained the Police Department has already received \$262,000 a year in specialty pays and pay between the ranks, plus the Fire Department is receiving an additional \$60,000 a year for paramedic pay and pay between the ranks. Further stating sizeable pay increases have been added and tax payers are being extremely generous to those two (2) departments. Mayor and Carl Malysz, Community Development Director, spoke about the need for two (2) new positions, in the Redevelopment Department and in the Community Development Department. The Economic Development Program Manager position would work on private downtown development and Walesboro development. The Revitalization Program Manager would be responsible for neighborhood revitalization and State Street revitalization. Mayor announced a \$760,000 grant the city received to tackle blight, which gives the city the ability to purchase blighted houses. Councilor Jerome expressed concern regarding parameters of the grant and purchasing properties. Carl briefly explained how the program works. Councilor Miller feels like the Council does not get enough information up front or in a timely fashion on the items they are expected to vote on. Councilor Jerome commented that the Columbus Airport has control over the Walesboro property and asked how they feel about the property being developed. Mayor stated they understand the bigger picture and the income from farming would need to be replaced. Jon Rohde, Police Chief, presented information regarding a request for three (3) new police officers. He would like to sustain the COPS unit which requires three (3) officers. He stated it is a proactive unit and is very helpful to the community. The Police Department currently has one (1) opening, but is short twelve (12) positions on the street due to retirement, sick leave, and training. Discussion followed. Jon stated three (3) new officers should cost a total of \$221,000; however he was able to find some unused money in the budget which would reduce the amount to \$124,132 for budget year 2015. He said the cost of one (1) police officer is \$73,500 with benefits. Discussion followed. Mayor opened the meeting for public comment. Chris Lowe questioned if civilians would receive up to 3% COLA and police and fire up to 2% COLA. Mayor stated for civilians it's a performance base increase up to 3%, not an automatic increase in pay. Dennis Brooks, Vice-President of Local 2190, commented regarding the Fire Department

budget, stating he wanted to make sure the Council and Mayor understand that the membership of Local 2190 voted to sue the city to fix an exempt / non-exempt status issue. He further stated Jeff Logston has all of the information. Jeff explained this is not the correct time to discuss pending litigation issues. Glen Petri, 1614 27th Street, stated the city has the same number of officer count since 2009 and our community has grown. Mayor interjected that property crime rates and drug usage are unacceptable. Glen said Redevelopment and Community Development positions are necessary and feels the Council should support these positions. Dave Jones, 222 Woodlane Dr., stated a front desk police officer previously assisted in giving his father medical aid. He feels the Police Department front desk officer needs to be adequately trained and additional officers are needed on the streets. Councilor Lienhoop made a motion to adopt the first reading of the salary ordinance. Councilor Shuffett seconded the motion. Councilor Lienhoop made a motion to amend the ordinance to provide for a two and one half percent (2½%) COLA for all city employees including police and fire, delete two (2) of the three (3) new police officers, delete the additional position in Redevelopment, and delete the additional position in Community Development. Councilor Shuffett seconded the motion. Motion passed for an amendment to the Salary Ordinance by a vote of four (4) in favor and two (2) opposed. Councilor Bunch and Councilor Miller voted nay. Councilor Jerome made a motion to pass the first reading and place in proper channels the amended Salary Ordinance. Councilor Shuffett seconded the motion. Motion passed by a vote of five (5) in favor and one (1) opposed. Councilor Miller voted nay.

Councilor Bunch left the meeting.

- F. First Reading of an Ordinance entitled "ORDINANCE NO. _____, 2014, AN ORDINANCE SETTING THE SALARIES OF ELECTED OFFICIALS FOR THE YEAR 2015. Matt Caldwell presented this ordinance stating the Mayor's salary reflects a 0% change and all other elected officials are set at a 2% increase. Mayor stated she cannot accept a raise when more police officers can't be put on the street or can't afford to have more than one (1) person in Redevelopment or can't have a person to help with blight or State Street revitalization. There were no comments from the public. Councilor Lienhoop made a motion to pass the first reading and place in proper channels. Councilor Jerome seconded the motion. Councilor Lienhoop made a motion to amend the ordinance to provide for 2.5% COLA for all elected officials. Councilor Shuffett seconded the motion. Motion passed by a vote four (4) in favor and one (1) opposed. Councilor Miller voted nay. Councilor Shuffett made motion to pass the first reading and place in proper channels the ordinance as amended. Councilor Jerome seconded the motion. Motion passed by a vote four (4) in favor and one (1) opposed. Councilor Miller voted nay.

IV. Other Business

A. Discussion Items:

- 1.) State Street Corridor Revitalization, Phase 1 – Councilor Brand provided an update on the State Street project. He explained City Engineer Beth Fizel, MPO Director Laurence Brown and he met with members of the Indiana Department of Transportation (INDOT) Seymour District. He stated INDOT is not interested in delaying the project, but is very interested in working with the City regarding other options that can be explored, including narrowing the road (road diet). INDOT would like to see a completed road volume study to determine what options are available for a walking path and bike lane. Much discussion followed. Dave Richter with United Consulting

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spoke regarding the timeline of the project. Mayor suggested moving forward and making a decision in two (2) weeks. Dave Jones commented that the city doesn't have enough money to put more officers on the street, but will incur additional expense for this project. He feels the continued micromanaging of people will kill the project.

B. Standing Committee and Liaison Reports

C. The next regular meeting is scheduled for **Tuesday, September 16, 2014, 6:00 p.m. in City Hall.**

D. Councilor Brand made a motion for adjournment. Councilor Shuffett seconded the motion. Motion passed unanimously. The meeting adjourned at approximately 8:48 P.M.



Presiding Officer

Attest:



Clerk Treasurer of City of Columbus